



## Gateway Determination

**Planning proposal (Department Ref: PP\_2019\_TAMWO\_003\_00):** to rezone land for industrial and business development purposes and amend associated development standards on part of Lots 2 and 3 DP 1234850, 55 Dampier Street and 21 Wallamore Road, Tamworth

I, the Director, Northern Region at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Tamworth Regional Local Environmental Plan (LEP) 2010 to rezone land for industrial and business development purposes and amend associated development standards on part of Lots 2 and 3 DP 1234850, 55 Dampier Street and 21 Wallamore Road, Tamworth, should proceed subject to the following conditions:

1. Prior to agency and community consultation the proposal is to be amended to:
  - (a) clarify that the proposal only applies to part of Lots 2 and 3 DP 1234850 south of the proposed bypass road and not the proposed associated solar farm;
  - (b) incorporate the matters discussed in the addendum report and the outcomes of a revised traffic impact statement and sewer servicing strategy; and
  - (c) update mapping, including existing and proposed planning control maps; that accurately identifies the land to which the proposal applies
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
  - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
  - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).
3. Consultation is required with the following public authorities/organisations under section 3.34(2)(d) of the Act and/or to comply with the requirements of relevant section 9.1 Directions:
  - Transport for NSW (Roads and Maritime Services)
  - NSW Biodiversity and Conservation Division

Each public authority/organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.

4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
  - (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
  - (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
  - (c) there are no outstanding written objections from public authorities.
6. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 12 day of December 2019.



**Jeremy Gray**  
**Director, Northern Region**  
**Planning and Assessment**  
**Department of Planning, Industry and**  
**Environment**

**Delegate of the Minister for Planning**  
**and Public Spaces**